



3 Bridge Road, ARDROSSAN, SA 5571

Family Home with Exceptional Yard & Entertaining Spaces

****First Inspection Aus Day LWE****

Held by the same family for over 30 years, this meticulously maintained home offers space, comfort, and lifestyle in a convenient township location with short walks to the main street, foreshore trails and the jetty. Thoughtfully upgraded over time, it presents as an outstanding opportunity for a family seeking quality living with excellent indoor and outdoor zones.

The ground floor features a welcoming open-plan kitchen, dining, and living area with stunning polished timber flooring, anchored by a galley-style kitchen complete with quality cabinetry, dishwasher, and an impressive six burner imported ilve gas / electric oven. Three generous bedrooms with built-in robes are serviced by a central bathroom and functional laundry with toilet, providing ideal family and guest accommodation.

Upstairs, the home transforms into a private master retreat, comprising a spacious bedroom, walk-in robe, modern ensuite and a large additional living area. Dual front and rear balconies capture both sunrise and sunset views-perfect for starting and finishing each day.

TYPE: For Sale

INTERNET ID: 61P1384

SALE DETAILS

\$825k - \$855k

CONTACT DETAILS

Elders Real Estate Yorke Peninsula

The Grainstore, 5 Main Street
Port Vincent, SA 08 8853 7018

Matt Easther
0409 011 212

Outdoors is where this home truly shines. A substantial weatherproof patio creates the ultimate entertaining zone, surrounded by beautifully landscaped gardens with paving, lawn areas and a charming cubby house for the kids.

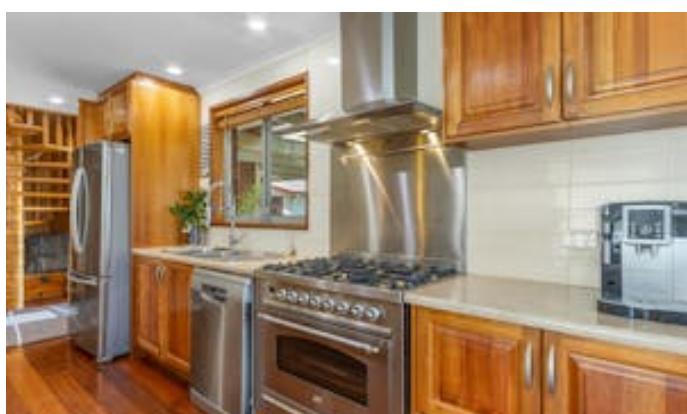
The shedding and storage facilities are equally impressive, offering secure parking for two vehicles and space for storage and a very unique underground walk-in cellar complete with a built-in bar-comfortably accommodating around eight people and ideal for entertaining or wine storage.

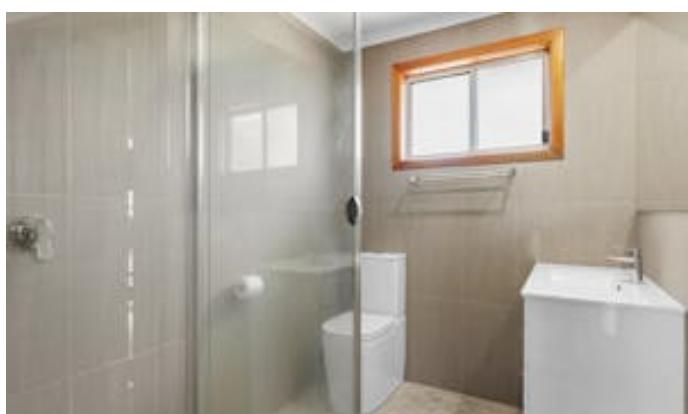
Additional features include:

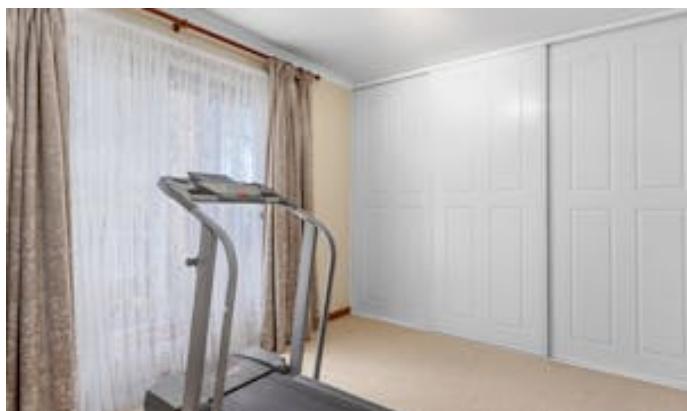
- 40,000L rainwater storage, plumbed to the laundry, kitchen and fridge (included in sale)
- Rooftop solar system installed in 2022 (11.10kw battery compatible).
- Fully fenced
- Roller shutter blinds

A rare opportunity to secure a quality family home with space, character, and exceptional entertaining options-this is one that must be seen to be fully appreciated.

- Land Area 829.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage











Living:	165.27sqm
Verandah:	38.64sqm
Entertaining:	55.44sqm
Patio:	25.20sqm
Balcony/Shed:	81.20sqm
Total:	365.75sqm

This drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
 Produced by Open2view.com